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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491883

Doc Stamp-Deed: \$3,907.40

This instrument prepared by and return to:  
Stephen D. Rees, Jr., Esq.  
Icard, Merrill, Cullis, Timm,  
Furen & Ginsburg, P.A.  
8470 Enterprise Circle, Suite 201  
Lakewood Ranch, FL 34202

### SPECIAL WARRANTY DEED

This Special Warranty Deed is made the <sup>8<sup>th</sup></sup> day of May 2026 by **Vistera Associates, LLC**, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 (hereinafter referred to as "Grantor"), to **Neal Communities of Southwest Florida, LLC**, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, FL 34240 (hereinafter referred to as "Grantee").

Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers to Grantee the following described real property in Sarasota County, Florida:

See attached Exhibit A

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements, taxes for the year 2026 and all subsequent years, if any.

Grantor hereby covenants and warrants that the Property is vacant and unimproved and is not the homestead of any person nor is the Property contiguous, adjacent, or in close proximity to any homestead real property.

Grantor hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property without the joinder of any other person; and that the Grantor does hereby warrant and defend the title to the Property against the lawful claims of all persons claiming by, through and under Grantor.

[Signature on Following Page]

IN WITNESS WHEREOF, the said Grantor has hereunto executed this deed on the day and year first above written.

**GRANTOR:**

Signed, sealed and delivered  
in the presence of:

Kris Watts

Print Name: Kris Watts  
Address: 5800 Lakewood Ranch Blvd  
Sarasota, FL 34240

Monica Donley

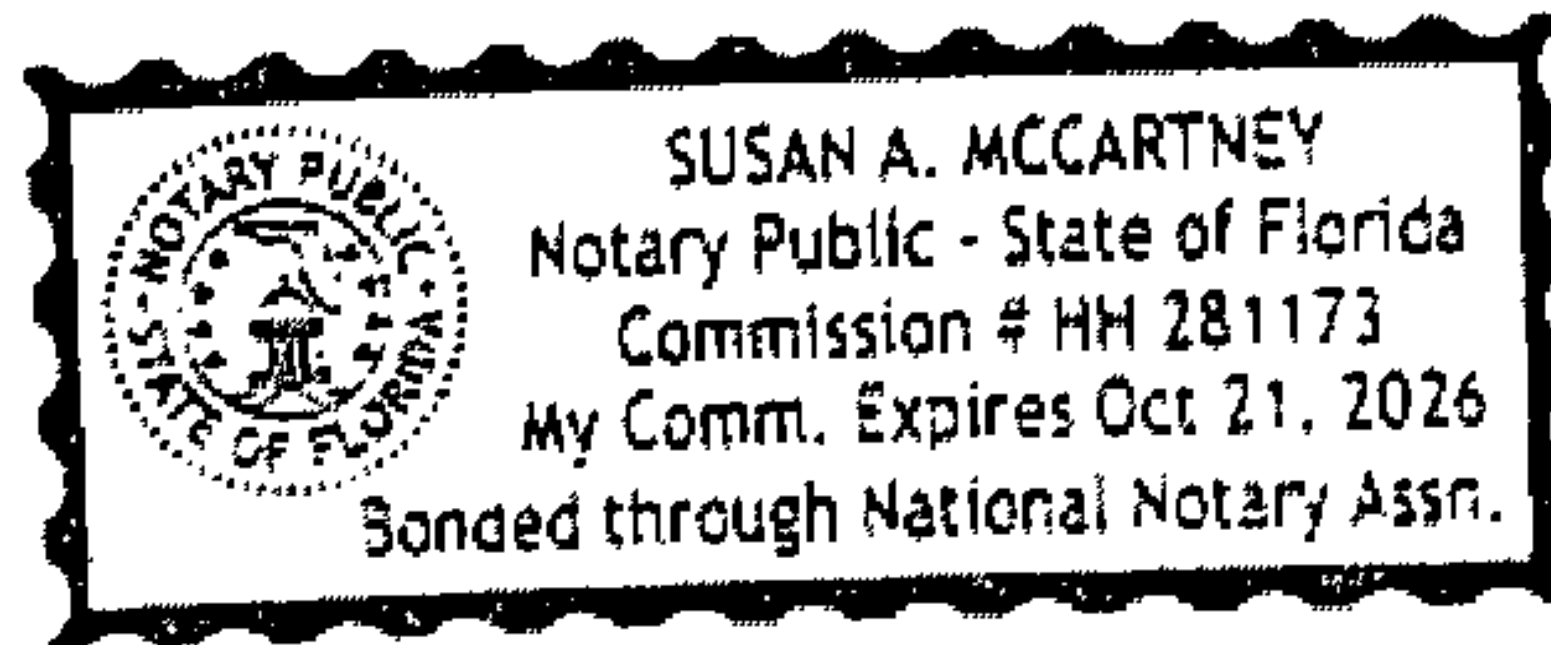
Print Name: Monica Donley  
Address: 5800 Lakewood Ranch Blvd  
Sarasota, FL 34240

**Visterra Associates, LLC, a Florida limited liability  
company**

By: [Signature]  
John A. Neal, as Manager

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this 4 day of May 2026 by John A. Neal, as Manager of Visterra Associates, LLC, a  
Florida limited liability company, on behalf of the Company, who is  personally known to me or   
who has produced \_\_\_\_\_ as identification.



Susan A. McCartney  
Notary Public

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title or Rank

\_\_\_\_\_  
Serial Number if any

**EXHIBIT "A"**

**Lots 15, 16, 67, 68, 99 and 100, VISTERA, PHASE 1, according to the plat thereof, as recorded in Plat Book 56, Page 420, of the Public Records of Sarasota County, Florida.**